178.0	0005	0020.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	730,600 / 730,600
					USE VALUE:	730,600 / 730,600
					ASSESSED:	730,600 / 730,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		VIRGINIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHAD MAHMOOD MOHAMMADI
Owner 2:	FAROKHIRAD SAMANEH
Owner 3:	
Street 1:	2 VIRGINIA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ANZALONE RYAN & COURTNEY B -
Owner 2:	-
Street 1:	2 VIRGINIA RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,540 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Vinyl Exterior and 1754 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7540.000	278,300		452,300	730,600
Total Card	0.173	278,300		452,300	730,600
Total Parcel	0.173	278,300		452,300	730,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 416.44 | /Parcel: 416.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 120746
GIS Ref
GIS Ref
Insp Date 07/12/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 178.0-0005-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	278,400	0	7,540.	452,300	730,700	730,700	Year End Roll	12/18/2019
2019	101	FV	226,200	0	7,540.	452,300	678,500	678,500	Year End Roll	1/3/2019
2018	101	FV	226,200	0	7,540.	381,300	607,500	607,500	Year End Roll	12/20/2017
2017	101	FV	226,200	0	7,540.	348,900	575,100	575,100	Year End Roll	1/3/2017
2016	101	FV	206,700	0	7,540.	297,300	504,000	504,000	Year End	1/4/2016
2015	101	FV	193,800	0	7,540.	258,500	452,300	452,300	Year End Roll	12/11/2014
2014	101	FV	193,800	0	7,540.	239,100	432,900	432,900	Year End Roll	12/16/2013
2013	101	FV	193,800	0	7,540.	227,500	421,300	421,300		12/13/2012

!14002!

PRINT

Date	Time
12/11/20	03:53:18

LAST REV

Date	Time
12/27/19	08:45:43
apro	
14002	

USER DEFINED

Prior Id # 1:	120746
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ANZALONE RYAN &	72788-405	1	6/19/2019		810,000	No	No		
CRONAN CYNTHIA	66488-596		12/7/2015		600,000	No	No		
BOUDREAU LAUREN	28833-563		7/14/1998		229,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/4/2019	1376		3,511					
7/25/2002	625	Dormers	38,560	C		G4	GR FY04	ADD TO 2ND FLOOR F
9/4/1998	641	Dormers	36,000					SHED DORMER,10X16
7/11/1997	389		2,000					4X7 FRONT ENC ENTR

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2019	Mail Update	JO	Jenny O
7/12/2018	Meas/Inspect	DGM	D Mann
7/11/2018	MEAS&NOTICE	CC	Chris C
5/10/2016	Sales Review	PT	Paul T
11/12/2008	Measured	345	PATRIOT
3/11/2000	Inspected	276	PATRIOT
12/23/1999	Mailer Sent		
12/22/1999	Measured	163	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7540		Sq. Ft.	Site		0	70.	0.86	7									452,340						452,300	

Total AC/HA: 0.17309 | Total SF/SM: 7540 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 452,340 | Spl Credit | Total: 452,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	138.915
Other Features:	90750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	341848
Depreciation:	63584
Depreciated Total:	278264

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	2	HB					

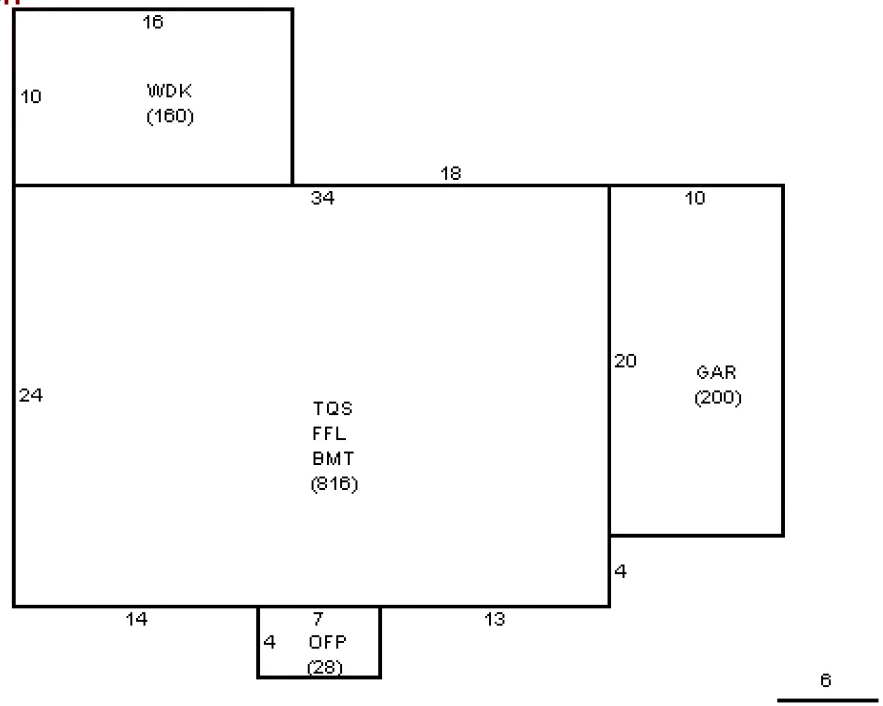
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	138.92
Special Features:	0	Val/Su Net:	105.74
Final Total:	278300	Val/Su SzAd	194.89

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	54.180	44,208
FFL	First Floor	816	138.920	113,355
TQS	3/4 Story	612	138.920	85,016
GAR	Garage	200	26.950	5,390
WDK	Deck	160	12.010	1,921
OFP	Open Porch	28	43.120	1,207
	Net Sketched Area:	2,632	Total:	251,097
Size Ad	1428	Gross Are	2836	FinArea 1754

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	40		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

178.0-0005-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: